

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, July 28, 2009

8:00 P.M.

**Room 206
Town Hall**

PUBLIC HEARING

Business Site Plan Application #269, Land Filling & Regrading Application #225, Post Road Eleven, LLC, 1292 Boston Post Road. Proposing to raze the existing building, and construct a new two-story building with associated landscaping, shared parking, regrading and construction of a new retaining wall about 5'6" from the rear property boundary, and perform related site development activities (plans dated 6/09). The subject property is on the southeast side of Boston Post Road at the corner formed by its intersection with the northbound on ramp at interchange 11 of I-95, and is shown on Assessor's Map #63 as Lot #1 and is located in the SB Zone. *WITHDRAWN*.

Proposed Amendments to the Darien Zoning Regulations put forth by Thomas E. Golden Realty Company. Proposing to establish a new zoning district, the Noroton Heights Mixed Use Zone (NHMU). This zone would provide for flexibility in height, setbacks and parking. Associated zoning regulation amendments are proposed for Section 905 (Joint Parking) and Section 907 (Parking Structures) of the Regulations.

Subdivision Application #273-C, Coastal Site Plan Review #38-A, Joseph & Varina Steuert, 27 Driftway Lane/25 Old Farm Road. Proposing to subdivide the existing property into two lots with associated open space, and perform related site development activities within a regulated area. The subject property is located on the north side of Old Farm Road approximately 75 feet north of its intersection with Tokeneke Trail, and is shown on Assessor's Map #65 as Lot #32, in the R-1 Zone.

Amendment of Special Permit #39-L(2)/Site Plan #254-A, St. Lukes Episcopal Church, 1842-1864 Boston Post Road. Relocation of existing food assistance program to existing garage/barn, and associated improvements to said garage/barn (replacement of doors, new client entry, new HVAC units, insulation) and perform related site development activities. The subject property is located on the south side of Boston Post Road, at the southeast corner of its intersection with Ring's End Road, and is shown on Assessor's Map #49 as Lots #52, #54, #55, 56 and #56-A, R-1 and R-1/2 Zones.

Amendment of Business Site Plan #256/Special Permit, Athos Real Estate, 71 Boston Post Road. Proposal to modify previous approval to allow an addition to the existing building, on-site cooking, and the installation of a hood and venting system and perform related site development activities. The subject property is located at the northwest corner formed by the intersection of Boston Post Road and West Norwalk Road and is shown on Assessor's Map #12, as Lot #40 in the SB-E Zone.

Special Permit Application #170-B/Site Plan, Tasti D-Lite, Noroton Heights Shopping Center, 380 Heights Road. Proposing to establish an ice cream shop within the northernmost space within the existing building and place two associated outdoor tables and eight outdoor chairs. The subject property is located on the north side of Heights Road approximately 185 feet east of its intersection with Hollow Tree Ridge Road, and is shown on Assessor's Map #75 as Lots #22, #23, #24, in the DC Zone.

Land Filling & Regrading Application #228, Leo Van Munching, 41 Hancock Lane. Proposing to replace the existing single-family residence with a new single-family residence and its associated regrading and stormwater management, and perform related site development activities. The subject property is located on the north side of Hancock Lane approximately 1,000 feet east of its intersection with Hollow Tree Ridge Road, and is shown on Assessor's Map #2 as Lot #76, in the R-2 Zone.

Coastal Site Plan Review #213-B, Flood Damage Prevention Application #248-A, Mr. & Mrs. Paul P. Huffard, IV, 20 Juniper Road. Proposing to construct a pier, ramp, and float, and perform related site development activities within regulated areas. The subject property is on the north side of Juniper Road, approximately 1200 feet east of its intersection with Nearwater Lane, and is shown on Assessor's Map #57 as Lot #12-1 in the R-1 Zone.

GENERAL MEETING (TIME PERMITTING)

Discussion, deliberation, and possible decisions regarding any public hearings closed on July 28, 2009.

Amendment of Business Site Plan #260/Special Permit, Frate Seafood, 1941 Boston Post Road.
Request to place storage unit directly behind the building in lieu of the two existing storage vans.

Business Site Plan #96-I, Nissan Darien, 1335 Boston Post Road, SB Zone.
Request to construct a new 7' x 24'8" +/- addition to the front center of the existing building.

Flood Damage Prevention Application #266, Land Filling & Regrading Application #214, Gatto, 24 Mayflower Road.
Request for extension of time to commence project.

Approval of Minutes
July 7, 2009 General Meeting

Any Other Business (Requires two-thirds vote of Commission)

ADJOURN.